



Woodlands Terrace

Cross Hands, Llanelli SA14 6NS

- Three Bedroom Terrace Property
- Garage providing off road parking to the rear
 - Oil Central Heating
 - EPC:D
- Village Location With All Local Amenities
- Kitchen With Separate Utility Room & W.C. Room
 - CHAIN FREE
 - M4 Junction 49 Location
 - Rear Garden
- Viewing By Appointment Only

Asking Price £139,950 Freehold





Location

Description

Located in the charming village of Cross Hands, Llanelli, this delightful terraced house on Woodlands Terrace offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this spacious property is ideal for families or those seeking extra room to grow. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests.

One of the standout features of this home is the garage located at the rear, providing valuable off-road parking and additional storage options. The property is situated just a short distance from M4 Junction 49, making it an excellent choice for commuters who require easy access to major road networks.

The village location enhances the appeal of this home, offering a sense of community while still being close to local amenities. Residents can enjoy the tranquillity of village life, with shops, schools, and parks all within easy reach.

This terraced house presents a wonderful opportunity for those looking to settle in a friendly neighbourhood with the added benefit of spacious living and convenient transport links. Don't miss the chance to make this lovely property your new home. CHAINFREE. EPC:D

Lounge

22'8" x 11'1"

Two uPVC double glazed windows facing front and rear, radiator, log burner.

Kitchen

14'4" x 10'0" approx

Fitted with matching base and wall units with worksurface over, stainless steel sink, electric oven and hob with extractor hood over. uPVC double glazed window to side and door to rear garden.

Utility Room

9'4" x 7'4" approx

Plumbing for washing machine, uPVC double glazed window facing rear with obscure glass.



W.C. Room

Low level W.C., radiator, uPVC double glazed window facing rear with obscure glass.

Landing

Hatch to attic space, radiator.

Bedroom One

14'5" x 10'0" approx
uPVC double glazed window facing side, radiator.

Bedroom two

12'7" x 10'6" approx
uPVC double glazed window facing front, radiator.

Bedroom Three

9'6" x 6'9" approx
uPVC double glazed window facing front, radiator.

Family Bathroom

10'6" x 10'1" approx
Fitted with a four piece suite comprising of bath, corner shower, vanity unit sink and low level W.C. uPVC double glazed window facing rear with obscure glass, radiator.

External

Enclosed rear garden laid to lawn with patio area.
Rear lane access.

Garage

Detached Garage with up and over door, power and lighting.

Disclaimer

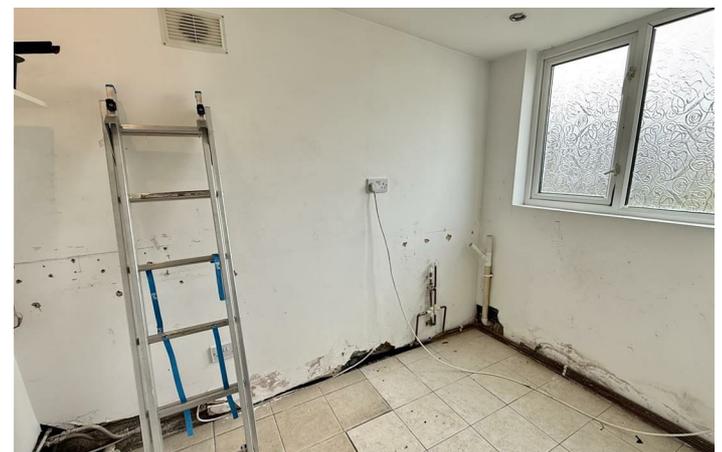
General information

viewing: By appointment with Cymru Estates.

Services: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

Important information: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

Draft: These details have been drafted on information provided by the seller and we are

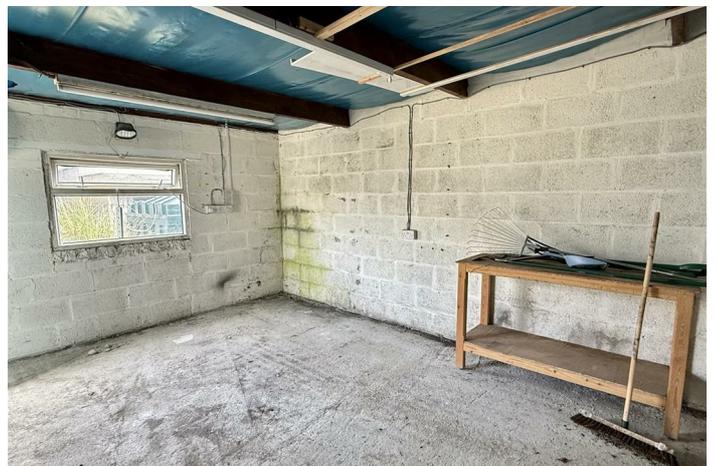


awaiting confirmation that they are happy with these details, please check with our office.





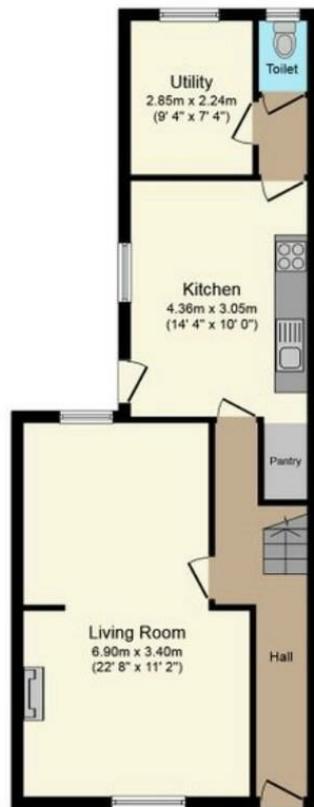




Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



Ground Floor



First Floor

Cymru Estates Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.